048.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,086,800 / 1,086,800
					USE VALUE:	1,086,800 / 1,086,800
					ASSESSED:	1,086,800 / 1,086,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINARD FRANTZ
Owner 2:	TOUSSAINT WIDLENE
Owner 3:	
Street 1:	63 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3267 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5430.000	615,400	5,100	466,300	1,086,800
Total Card	0.125	615,400	5,100	466,300	1,086,800
Total Parcel	0.125	615,400	5,100	466,300	1,086,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.71 /Parcel: 332.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	34304
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!4090!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	615,400	5100	5,430.	466,300	1,086,800		Year end	12/23/2021
2021	104	FV	587,400	5100	5,430.	466,300	1,058,800		Year End Roll	12/10/2020
2020	104	FV	587,600	5100	5,430.	466,300	1,059,000	1,059,000	Year End Roll	12/18/2019
2019	104	FV	434,800	5100	5,430.	495,500	935,400	935,400	Year End Roll	1/3/2019
2018	104	FV	434,800	5100	5,430.	361,400	801,300	801,300	Year End Roll	12/20/2017
2017	104	FV	408,100	5100	5,430.	314,800	728,000	728,000	Year End Roll	1/3/2017
2016	104	FV	408,100	5100	5,430.	268,100	681,300	681,300	Year End	1/4/2016
2015	104	FV	364,100	5100	5,430.	262,300	631,500	631,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:01:49

LAST REV

Date	Time
04/09/19	15:36:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4090

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANMEY PAUL A &	30579-206		8/24/1999		399,900	No	No		
	20870-462		11/1/1990		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	34304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2006	1027	Dormers	83,500	C		G8	GR FY08	SHED DORMER
7/23/2004	649	New Wind	26,993					44 VINYL REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
8/14/2007	Permit Visit	BR	B Rossignol
4/4/2005	Permit Visit	BR	B Rossignol
4/4/2000	Inspected	276	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5430		Sq. Ft.	Site		0	80.	1.07	1									466,320						466,300	

Total AC/HA:	0.12466	Total SF/SM:	5430	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,320	Spl Credit		Total:	466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97144496
Const Adj.:	0.98000199
Adj $ / SQ:	171.363
Other Features:	129800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	755962
Depreciation:	140609
Depreciated Total:	615353

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

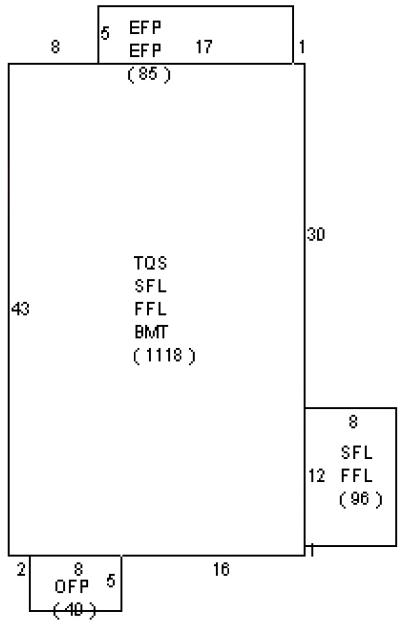
No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.36
Special Features:	0	Val/Su Net:	133.93
Final Total:	615400	Val/Su SzAd	188.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,214	171.360	208,035
SFL	Second Floor	1,214	171.360	208,035
BMT	Basement	1,118	51.410	57,475
TQS	3/4 Story	839	171.360	143,688
EFP	Enclos Porch	170	42.370	7,204
OFP	Open Porch	40	43.120	1,725

Net Sketched Area:	4,595			Total:	626,162
Size Ad	3266.5	Gross Area	4874	FinArea	3267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100